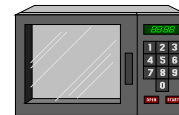
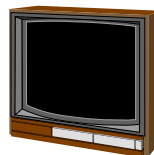
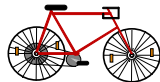


Why Should You Purchase Renters Insurance?

Just because you don't own the building doesn't mean you don't have something to lose. Your landlord's insurance coverage protects his property from loss, but it doesn't cover your property from damage or theft. Think about it--if a fire wiped you out, what would it cost to *replace* all your personal belongings? What if a burglar stole your jewelry, stereo, computer, TV, and DVD player? What if someone were injured at your apartment? What if they were injured because of something you did? Could you pay the medical bills, lost wages, or a judgment against you? That's where renters insurance comes in.

Personal Property coverage covers your furniture, clothing, TV/VCR/DVD, stereo, appliances, and other personal belongings. It not only covers your property in your apartment, it also provides coverage when you are away from home on vacation. Every type of loss is not covered, but a lot are.



Renters insurance covers “named perils” such as:

- Fire and Lightning
- Windstorm or hail
- Explosion
- Riot or civil commotion
- Aircraft
- Vehicles
- Smoke
- Vandalism and malicious mischief
- Theft
- Broken glass (damage by glass which is part of a building)
- Volcanic eruption
- Falling objects
- Weight of ice, snow or sleet
- Accidental discharge or overflow of water or steam from plumbing, heating or air conditioning systems
- Sudden and accidental tearing apart of a steam or hot water heating or air conditioning system
- Freezing of a plumbing, heating or air conditioning system
- Artificially generated electrical current

Some things that are not covered include:

- Enforcement of building codes and similar laws
- Earthquakes
- Flooding
- Power failures
- Neglect
- War
- Nuclear hazard
- Intentional acts

Be sure to ask the agent or the company about replacement cost coverage. Most renters policies provide coverage for the actual cash value of your property. This means the policy only pays the depreciated value of the property at the time the property was lost or damaged. If you buy replacement cost coverage, the company will pay what it would cost to replace the item without a deduction for depreciation. Replacement cost coverage is a little more expensive, but it might be worth it.

Renters insurance also includes coverage for *Loss of Use*. If a fire, water damage, or any covered loss forces you to leave your apartment while it is repaired, *Loss of Use* coverage pays for the additional living expenses you might incur so you can continue your normal standard of living.

Personal Liability and *Medical Payments to Others* are other coverages that are very important and provided by renters insurance. What happens if someone falls in your apartment and gets injured? Or the smoke from a fire you accidentally start damages your neighbor's property? Your landlord's policy will protect him, but it won't protect you. The *Personal Liability* coverage on your renters policy protects you when an accident occurs. It will pay the cost of an attorney to defend you and will pay any judgment against you, up to the limits of the policy. Like the personal property coverage, it follows you wherever you go. *Medical Payments to Others* will pay the necessary medical expenses incurred by someone if they are injured in your apartment.

Some Other Things to Consider

How much coverage do you need? Think about what it would cost to *replace* everything you own. Make a room by room inventory of all your personal property. Remember your closets and storage areas. Your agent or company may have inventory forms you can use.

A deductible will apply to your personal property coverage. The higher the deductible, the lower your premium will be.

Your agent or company can provide advice on how much liability coverage you should carry. The cost is usually fairly small to increase this coverage.

Shop around for coverage. Most companies' policies provide the same minimum coverage, but many companies add extra protection for very little additional premium.

Remember that no policy covers everything. Read your policy and talk to your agent about what you own. Coverage on valuables like jewelry, silver, business property, etc. may be subject to certain dollar limits. Don't wait for a claim to find out that coverage is limited or there is no coverage at all. Be sure to discuss any business being conducted on the premises since it might be necessary to add coverage to be properly insured.

Who Can I Call If I Have Other Questions?

If you have any additional questions regarding renters insurance or any other insurance topic, please contact the Bureau of Insurance's Property and Casualty Consumer Services Section by phone, letter, or e-mail.

Renters Insurance

What Can You Afford to Lose?

Prepared by the
Commonwealth of Virginia
State Corporation Commission
Bureau of Insurance

P. O. Box 1157
Richmond, Virginia 23218

1-804-371-9185
1-800-552-7945 (Toll Free in VA Only)

Website
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